

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>U Street</b>	(X) Agenda
Address:	<b>1334 Wallach Place NW</b>	( ) Consent
		(X) Concept
Meeting Date:	<b>July 27<sup>th</sup>, 2017</b>	(X) Alteration
Case Number:	<b>17- 406</b>	( ) New Construction
Staff Reviewer:	<b>Imania Price</b>	( ) Demolition
		( ) Subdivision

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On behalf of owner Josephine Mays, Adam Carballo of Carballo Architecture LLC seeks concept review to add a third story to the rear of a two story rowhouse in the U Street Historic District. The building is one of 6 homes built in 1885 by architect/developer Pitney& Bradford.

**Property Description**

The proposal calls for a third story addition to be constructed above the rear ell, maintaining the building's existing footprint and side court form. The proposed third addition will be 10 feet tall with a sloping roof line. It will be setback 9 feet from the front façade and 4 feet from the rear. The applicant proposes a suite that opens to a balcony over the front roof. The addition would be clad in hardi-plank siding, with two punched windows.

**Evaluation**

Wallach Place is an unusual, narrow “minor” street primarily comprised of two story row houses in which roof additions have not been added. While the addition has been designed to ensure that it will not be visible from street view, it will be the first third story addition on the row of intact two story rowhouses.

The Board has approved adding third story additions with setbacks from the front and rear in the Capitol Hill Historic District, and on blocks in U Street, such as on 12<sup>th</sup> Place, where third floor additions have already been added. The proposed addition is not large in footprint relative to the house and will be setback from the front and the rear, and will maintain the side court ell, which is consistent in this row. While roof decks on the front of the property are not recommended, the proposed roof deck will not be visible from the street.

By inseting the addition from the front and the rear, retaining the rear ell wing, and ensuring the addition will not be visible from street view, the proposal will preserve the character-defining features of this house and the unified character and historic two-story volume of the block.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the U Street Historic District and consistent with the Act, and that final review be delegated to staff.*